

# NORTH QUEENS MARKET REPORT

## OCTOBER 2021



INVESTMENT PROPERTY REALTY GROUP

718.360.8801 | [www.IPRG.com](http://www.IPRG.com)

## NORTH QUEENS

### NORTH QUEENS OCTOBER 2021 COMPLETE MARKET METRICS

# 12

TRANSACTIONS SOLD

# 158

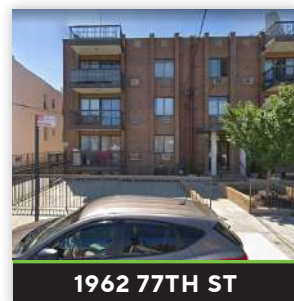
UNITS SOLD

# \$55.90M

\$ VOLUME SOLD

# 76,780

BSF SOLD



|    | ADDRESS                               | PRICE        | TOTAL UNITS | ASSET TYPE   |
|----|---------------------------------------|--------------|-------------|--------------|
| 1  | 33-53 82nd Street & 33-54 83rd Street | \$17,100,000 | 62          | Mixed Use    |
| 2  | 3047 29th Street                      | \$11,200,000 | 45          | Multi-Family |
| 3  | 1962 77th Street                      | \$5,100,000  | 17          | Multi-Family |
| 4  | 14-30 Astoria Boulevard               | \$4,500,000  | *27,080 BSF | Development  |
| 5  | 22-56 31st Street                     | \$3,750,000  | *23,400 BSF | Development  |
| 6  | 21-24 Newtown Avenue                  | \$3,450,000  | 12          | Multi-Family |
| 7  | 12-16 30th Avenue                     | \$3,200,000  | *14,800 BSF | Development  |
| 8  | 28-10 Steinway Street                 | \$1,600,000  | 3           | Mixed Use    |
| 9  | 14-45 Broadway                        | \$1,585,000  | *11,500 BSF | Development  |
| 10 | 31-59 33rd Street                     | \$1,550,000  | 7           | Multi-Family |

SELECT SALES ACTIVITY ABOVE

\*Development Site / Buildable Square Footage

Transactions between **\$1,000,000-\$50,000,000** from **October 1, 2021 - October 31, 2021**

**Zip Codes:** 11102, 11103, 11105, 11106, 11369, 11370, 11372

**Neighborhoods include:** Astoria Heights, Ditmars Steinway, East Elmhurst, Jackson Heights, Old Astoria, South Astoria

**MONTH OVER MONTH**

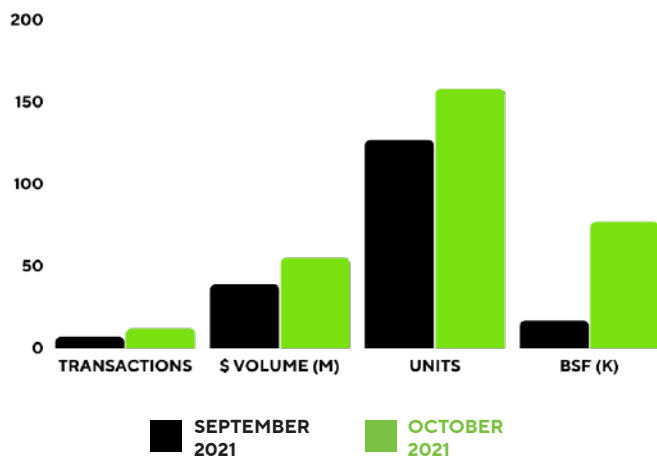
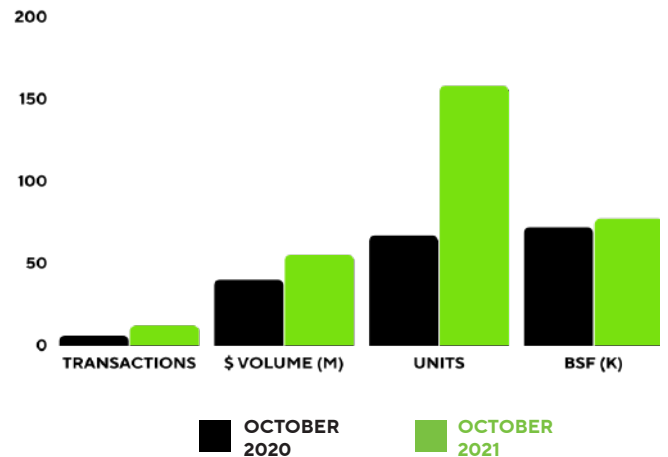
COMPARED TO SEPTEMBER 2021

|                       | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS | BSF SOLD    |
|-----------------------|-------------------|---------------|------------|-------------|
| <b>OCTOBER 2021</b>   | 12                | \$55,895,000  | 158        | 76,780      |
| <b>SEPTEMBER 2021</b> | 7                 | \$39,325,000  | 127        | 16,975      |
| <b>% of CHANGE</b>    | ↑ +71% MoM        | ↑ +42% MoM    | ↑ +24% MoM | ↑ +325% MoM |

**YEAR OVER YEAR**

COMPARED TO OCTOBER 2020

|                     | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS  | BSF SOLD  |
|---------------------|-------------------|---------------|-------------|-----------|
| <b>OCTOBER 2021</b> | 12                | \$55,895,000  | 158         | 76,780    |
| <b>OCTOBER 2020</b> | 6                 | \$40,450,000  | 67          | 72,000    |
| <b>% of CHANGE</b>  | ↑ +100% YoY       | ↑ +38% YoY    | ↑ +136% YoY | ↑ +7% YoY |

**MONTH OVER MONTH****YEAR OVER YEAR****Contact the North Queens Team For More Information**

DEREK  
BESTREICH  
718.360.8802

LUKE  
SPROVIERO  
718.360.8803

DONALD  
FLAHERTY  
718.360.8823

LOGAN  
BOENNING  
718.360.8857

STAVROS  
COUVARAS  
718.360.5753

## NORTH QUEENS TEAM

**DEREK  
BESTREICH**

718.360.8802  
DBestreich@IPRG.com

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**LOGAN  
BOENNING**

718.360.8857  
LBoenning@IPRG.com

**LUKE  
SPROVIERO**

718.360.8803  
LSproviero@IPRG.com

---

**STAVROS  
COUVARAS**

718.360.5753  
SCouvaras@IPRG.com

**DONAL  
FLAHERTY**

718.360.8823  
DFlaherty@IPRG.com

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# IPRG

**ALL BROKERS ARE NOT CREATED EQUAL.**

**CALL FOR A COMPLIMENTARY PROPERTY VALUATION**

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